096.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	833,000 / 833,000
					USE VALUE:	833,000 / 833,000
					ASSESSED:	833,000 / 833,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		HARTFORD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAWLESS TRACY			
Owner 2:				
Owner 3:				
Street 1:	9 HARTFORD RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	LAWLESS TRACY -
Owner 2:	KING EDRIE -
Street 1:	9 HARTFORD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,915 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1965, having primarily Wood Shingle Exterior and 1842 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8915.000	351,800		481,200	833,000
Total Card	0.205	351,800		481,200	833,000
Total Parcel	0.205	351,800		481,200	833,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.23 | /Parcel: 452.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63219
GIS Ref	
GIS Ref	
Insp Date	09/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	351,800	0	8,915.	481,200	833,000	833,000	Year End Roll	12/18/2019
2019	101	FV	300,800	0	8,915.	481,200	782,000	782,000	Year End Roll	1/3/2019
2018	101	FV	300,800	0	8,915.	412,500	713,300	713,300	Year End Roll	12/20/2017
2017	101	FV	300,800	0	8,915.	385,000	685,800	685,800	Year End Roll	1/3/2017
2016	101	FV	300,800	0	8,915.	330,000	630,800	630,800	Year End	1/4/2016
2015	101	FV	274,400	0	8,915.	295,600	570,000	570,000	Year End Roll	12/11/2014
2014	101	FV	274,400	0	8,915.	273,600	548,000	548,000	Year End Roll	12/16/2013
2013	101	FV	274,400	0	8,915.	260,900	535,300	535,300		12/13/2012

!7897!

PRINT

Date	Time
12/10/20	22:29:53

LAST REV

Date	Time
04/14/20	15:18:25
mmcmakin	

PAT ACCT. 7897

USER DEFINED

Prior Id # 1:	63219
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWLESS TRACY,	74263-53	1	3/10/2020	Convenience	99	No	No		
GORMAN JENNIFER	71976-342	1	12/6/2018		850,000	No	No		
QUIGLEY JOSEPH	43469-256		8/6/2004		555,000	No	No		
	12701-218		9/17/1974		60,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2004	721	Manual	5,000					NEW KITCHEN CABINE

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2019	SQ Returned	JO	Jenny O
9/21/2018	MEAS&NOTICE	BS	Barbara S
6/4/2009	Measured	189	PATRIOT
4/7/2005	Permit Visit	BR	B Rossignol
12/1/2004	MLS	MM	Mary M
10/24/2000	Hearing N/C	189	PATRIOT
10/15/1999	Meas/Inspect	256	PATRIOT
8/16/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8915		Sq. Ft.	Site		0	70.	0.77	4									481,217						481,200	

Total AC/HA: 0.20466 | Total SF/SM: 8915 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 481,217 | Spl Credit | Total: 481,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	128.250
Other Features:	103347
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394384
Depreciation:	42593
Depreciated Total:	351790

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

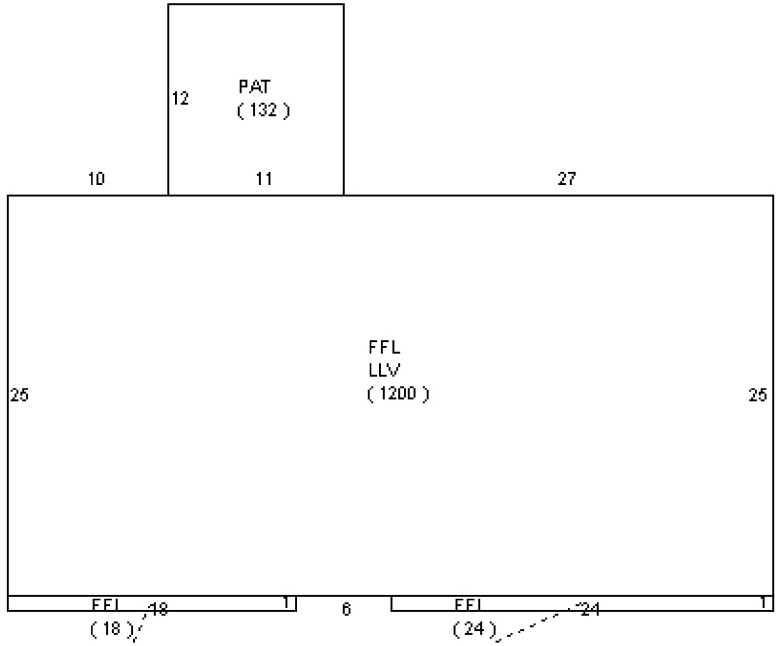
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.08
Special Features:	0	Val/Su Net:	136.67
Final Total:	351800	Val/Su SzAd	283.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,242	128.250	159,287
LLV	Lower Level	1,200	79.350	95,226
PAT	Patio	132	5.090	672

Net Sketched Area:	2,574		Total:	255,184	
Size Ad	1242	Gross Are	2574	FinArea	1842

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	